

AGENDA
TRAFFIC COMMITTEE MEETING
APRIL 17, 2013 – 7:30 P.M.
LOWER LEVEL CONFERENCE ROOM - TROY CITY HALL
500 W. BIG BEAVER ROAD

1. Roll Call
2. Minutes – March 20, 2013

PUBLIC HEARINGS

3. Request for Sidewalk Waiver on the west side of Beach Road, south of Long Lake, abutting the property of the proposed Beachview Estates development (Parcel # 88-20-18-127-012)
 4. Public Comment
 5. Other Business
 6. Adjourn
- cc: Item 3: Joe Maniaci, 50215 Schoenherr, Shelby Township, MI 48315
Properties within 300'

Traffic Committee Members
Captain Robert Redmond & Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
William J. Huotari, Deputy City Engineer/Traffic Engineer

TRAFFIC COMMITTEE

MESSAGE TO VISITORS, DELEGATIONS AND CITIZENS

The Traffic Committee is composed of seven Troy citizens who have volunteered their time to the City to be involved in traffic and safety concerns. The stated role of this Committee is:

- a. To give first hearing to citizens' requests and obtain their input.
- b. To make recommendations to the City Council based on technical considerations, traffic surveys, established standards, and evaluation of citizen input.
- c. To identify hazardous locations and recommend improvements to reduce the potential for traffic accidents.

Final decisions on sidewalk waivers will be made by the Committee at this meeting.

The recommendations and conclusions arrived at on regular items this evening will be forwarded to the City Council for their final action. Any citizen can discuss these recommendations before City Council. The items discussed at the Traffic Committee meeting will be placed on the City Council Agenda by the City Manager. The earliest date these items might be considered by City Council would normally be 10 days to 2 weeks from the Traffic Committee meeting. If you are interested, you may wish to contact the City Manager's Office in order to determine when a particular item is on the Agenda.

Persons wishing to speak before this Committee should attempt to hold their remarks to no more than 5 minutes. Please try to keep your remarks relevant to the subject at hand. Please speak only when recognized by the Chair. These comments are made to keep this meeting moving along. Anyone wishing to be heard will be heard; we are here to listen and help in solving or resolving your particular concerns.

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – West side of Beach Road, south of Long Lake

Joe Maniaci requests a waiver of the sidewalk required along the west side of Beach Road, south of Long Lake, abutting the property of the proposed Beachview Estates development (Parcel # 88-20-18-127-012).

The Department of Public Work recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains.

Petitioner states that “the impact of installing a sidewalk will mandate the removal of some long established trees and diminish the aesthetics along Beach Road”.

SUGGESTED RESOLUTIONS:

1. WHEREAS, City of Troy Ordinances, Chapter 34 allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Joe Maniaci has requested a waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area and the impact of installing a sidewalk will mandate the removal of some long established trees and diminish the aesthetics along Beach Road; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a waiver of the sidewalk requirement for the property along the west side of Beach Road, south of Long Lake, abutting the property of the proposed Beachview Estates development (Parcel # 88-20-18-127-012), which is owned by Joe Maniaci.

2. WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property along the west side of Beach Road, south of Long Lake, abutting the property of the proposed Beachview Estates development (Parcel # 88-20-18-127-012), which is owned by Joe Maniaci.

4. **Public Comment**

5. **Other Business**

6. **Adjourn**

A regular meeting of the Troy Traffic Committee was held Wednesday, March 20, 2013 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

PRESENT: Sarah Binkowski
Ted Halsey
David Ogg
Al Petrusis
Pete Ziegenfelder

ABSENT: Richard Kilmer
Stevan Popovic

Also present: Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – January 16, 2013

RESOLUTION # 2013-03-03

Moved by Binkowski
Seconded by Halsey

To approve the January 16, 2013 minutes as printed.

YES: All-5
NO: None
ABSENT: Kilmer, Popovic
MOTION CARRIED

REGULAR BUSINESS

3. Request to Remove No Turn on Red Signs – Old Rochester and Stephenson

The Traffic Committee directed the Traffic Engineer to conduct a mail poll of the Troy Mobile Home Villas on Stephenson Highway along with surrounding businesses to ascertain if the No Turn on Red signs are still needed at the intersection of Old Rochester and southbound Stephenson Highway and at the double crossover from southbound Stephenson Highway to northbound Stephenson Highway. The Traffic Committee further directed the Traffic Engineer to conduct a traffic study to verify current traffic patterns at both locations.

A mail poll was conducted of businesses in the immediate area of the signs as well as residents of the Troy Mobile Home Villa. Approximately 25% of the cards sent out were returned with 78% of respondents in favor of removing the signs at Old Rochester to

southbound Stephenson. Approximately 63% of respondents were in favor of removing the signs at the double cross over from southbound Stephenson to northbound Stephenson.

Traffic Engineering requested that our traffic consultant, OHM, review traffic operations at both locations and provide a report of their findings. In summary, OHM reports that the No Turn on Red signs at the double crossover can be removed and there would continue to be adequate gaps provided for locations downstream of the signal (i.e. Troy Mobile Home Villa, Naughton, Wheaton, Piedmont). OHM would not recommend removal of the No Turn on Red signs at the intersection of Old Rochester and southbound Stephenson due to safety implications and the location of the stop bar.

Traffic Engineering did receive three (3) emails on the item. Two (2) property owners supported removing the No Turn on Red signs, while one (1) property owner was opposed to removing the signs.

There were no members of the public at the meeting.

RESOLUTION # 2013-03-04

Moved by Binkowski
Seconded by Halsey

RESOLVED, that the Traffic Committee recommends that the No Turn on Red signs at the double crossover for southbound Stephenson Highway to northbound Stephenson Highway be removed.

YES: All-5
NO: None
ABSENT: Kilmer, Popovic
MOTION CARRIED

RESOLUTION # 2013-03-05

Moved by Binkowski
Seconded by Halsey

RESOLVED, that the Traffic Committee recommends that No Changes be made at the intersection of Old Rochester and southbound Stephenson Highway

YES: All-5
NO: None
ABSENT: Kilmer, Popovic
MOTION CARRIED

4. Public Comment

There were no members of the public at the meeting.

5. Other Business

Mr. Halsey reports that the traffic signal at the cross over from northbound Rochester Road to southbound Rochester Road, just north of Big Beaver is not in sync with the main intersection traffic signal at Rochester Road and Big Beaver. The Traffic Engineer will report the concerns to the Road Commission for Oakland County (RCOC) for investigation.

Mr. Halsey also asked about the possibility of a project to repair the intersection of Adams and Long Lake. He reports that it is in poor condition. Long Lake and Adams Roads are both under the jurisdiction of the RCOC. There are no projects currently proposed in this area, but the Traffic Engineer will forward the concern to the RCOC Citizen's Services Department.

6. Adjourn

The meeting adjourned at 7:57 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Recording Secretary

Date: March 11, 2013

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director 
Kurt Bovensiep, Superintendent Parks, Streets, and Drains 

SUBJECT: Request for Waiver of Sidewalk Requirement
Beach View Estates- Sidwell Number 88-20-18-127-012

Per the attached letter Mr. Joseph Maniaci, he is requesting a waiver for the sidewalk on Beach Rd abutting the property located at Beach View Estates 88-20-18-127-012

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

We recommend that the sidewalk be installed as per ordinance # 34.07 However, if the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

RECEIVED

MAR 13 2013

ENGINEERING

City Of Troy
Mr. Timothy L Richnak,
Public Works Director
4693 Rochester Rd
Troy, MI 48098

Mr. Richnak,

I am/ we are the owner(s) of the property at Vacant Land Beach

Lot Number _____

Subdivision Name Beachview Estates

Sidwell Number 88-20-18-127-012

Is requesting sidewalk variance for the following reasons,

The impact of installing a sidewalk will mandate the removal of some long established trees and diminish the esthetics of a long Beach road.

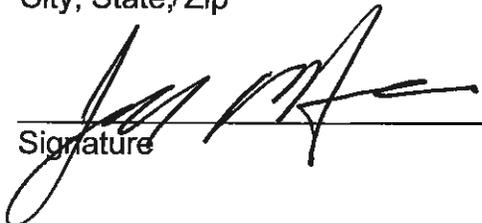
See attached Plan/sketch.

We can be contacted at 586-726-7340
Phone Number

Joseph Maniaci
Name

50215 Schoenherr
Address

Shelby Twp., MI 48315
City, State/Zip


Signature

RECEIVED
MAR 13 2013
ENGINEERING

34 - Sidewalks and Driveway Approaches

34.06 Ordering Construction

34.06.01 The City Council may require the construction of sidewalks in locations where they declare such construction to be necessary in order to provide a safe and convenient route for pedestrian and non-motorized vehicular traffic.

34.06.02 When construction is determined necessary by City Council, a resolution shall require the owners of lots and premises to build sidewalks or drive approaches in the public streets adjacent to and abutting upon such lots and premises. When the Council resolution is adopted, the City Clerk shall provide notice of the resolution to the owners of such lots or premises in accordance with Chapter 1, Section 1.11 of the Troy City Code. The resolution shall require the owner to construct or rebuild such sidewalks or drive approaches within twenty (20) calendar days of receipt of the resolution.

34.07 Required Construction

All owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision. The Director of Building and Zoning Director may extend the time for completion of the required sidewalk and driveway approaches in accordance with established procedure.

34.07.01 Exceptions

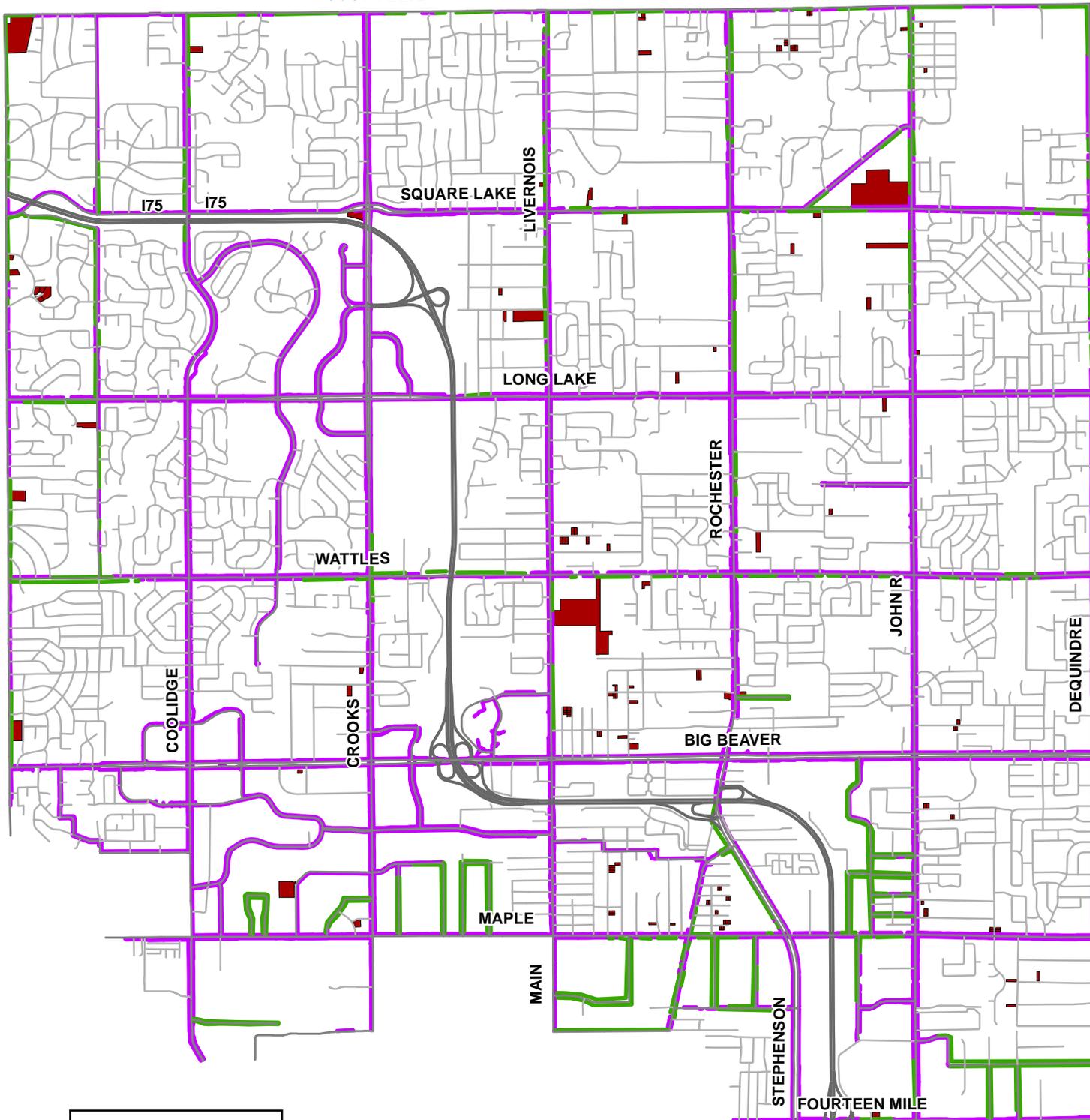
The requirement for the construction of sidewalks and driveway approaches, as stated in Section 34.07, shall apply in conjunction with all construction, with the following exceptions:

- A. the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches upon submission of an adequate cash bond to the City.
- B. Sidewalk and driveway approaches are not required for the construction of an individual one-family or two-family home, on an acreage parcel or lot on those street frontages which are not major thoroughfares frontages. This exception shall only apply to subdivisions platted prior to January 1, 1990, and shall not apply to one-family or two-family residential construction on properties that have been split, combined, and/or replatted resulting in the possibility, capability, or potential ability to construct two or more new buildings or structures on these pre-existing parcels or lots.
- C. Sidewalk and driveway approaches are not required in conjunction with construction on industrial parcels or lots within industrial subdivisions platted prior to January 1, 1980, when those street frontages which are not major thoroughfare frontages, or do not front on Rankin Drive, Chicago Road or Bellingham Drive.

D. Variances from the requirements of Section 34.07 may be granted by the Traffic Committee, in accordance with the procedure as set forth in Chapter 35.

Sidewalk Location Map

SOUTH BLVD



Legend

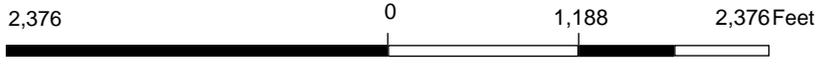
- Sidewalk Absent
- Sidewalk Present
- Parcels with Sidewalk Waiver

ACT51 Streets

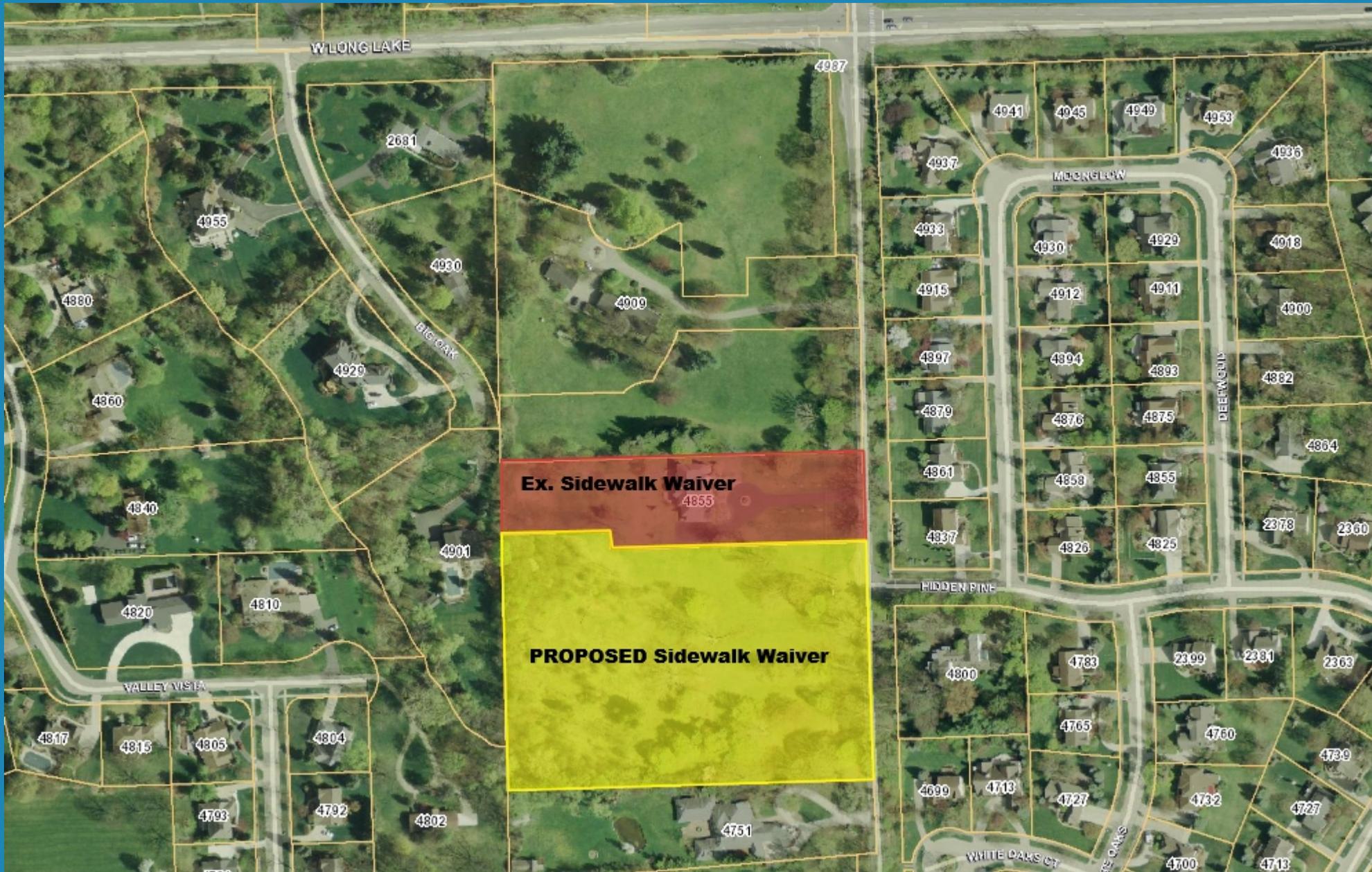
- County Primary & City Majors
- State Trunkline
- All Others



April 21, 2010



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



594 0 297 594 Feet



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